

Attachment A

Recommended Conditions of Consent
--

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below in Schedules 1 and 2.

SCHEDULE 1

GENERAL CONDITIONS

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2025/1335 dated 05/01/2026 and the following drawings prepared by Design Madgwick:

Drawing Number	Drawing Name	Date
D101	Lower level – Demolition Plan	22/10/25
D102	Lower Level – Heritage Conservation Plan	22/10/25
D103	Lower Level – Proposed Plan	22/10/25
D105	Lower Level – Floor Finish Plan	22/10/25
D106	Lower Level -RCP Inc AV	22/10/25
D121	Mezzanine – Demolition Plan	22/10/25
D122	Mezzanine – Heritage Conservation Plan	22/10/25
D123	Mezzanine Level – Proposed Plan	22/10/25
D125	Mezzanine Level – Floor Finish Plan	22/10/25
D126	Mezzanine Level – RCP Inc AV	22/10/25
D300	Part Plan – Raised Dining West 01	22/10/25
D301	Part Plan – Raised Dining West 02	22/10/25

Drawing Number	Drawing Name	Date
D302	Part Plan – Raised Dining East 01	22/10/25
D303	Part Plan – Raised Dining East 02	22/10/25
D304	Part Plan – Raised Dining East 03	22/10/25
D306	Part Plan – Stained Glass to Lightwell	22/10/25
D307	Part Plan – Stained Glass Detail	22/10/25
D308	Part Plan – Entry Vestibule	22/10/25
D310	Part Plan – Lower Bar 01	22/10/25
D311	Part Plan – Lower Bar 02	22/10/25
D312	Part Plan – Lower Bar Balustrade	22/10/25
D313	Part Plan – Corridor & Kitchen Pass	22/10/25
D315	Part Plan - Stairwell	22/10/25
D320	Part Plan – Mezzanine 01	22/10/25
D321	Part Plan – Mezzanine 02	22/10/25
D322	Part Plan – Mezzanine 03	22/10/25
D325	Part Plan – Mezzanine 04	22/10/25
D500	Schedule - Signage	22/10/25

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.

Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(2) SECTION 7.12 CONTRIBUTIONS PAYABLE – SUBMITTED AND VERIFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

A monetary contribution is payable to the City of Sydney pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979* and the *Central Sydney Development Contributions Plan 2020*.

The Section 7.12 levy is determined by the development cost, as per the following table:

Development cost *	Levy
* Refer to Section 2.3 of the <i>Central Sydney Development Contributions Plan 2020</i> for information on determining the development cost.	
Up to and including \$250,000	NIL
More than \$250,000, up to and including \$500,000	1%
More than \$500,000, up to and including \$1,000,000	2%
More than \$1,000,000	3%

The Section 7.12 levy is payable to the City of Sydney in accordance with the following:

- (a) Prior to a Construction Certificate being issued, evidence must be provided of Council's written verification of the amount of the contribution as required in (b) below, and that the levy has been paid to the Council in accordance with this condition. Payments may be made by EFTPOS (direct card only), cash (up to \$5,000 only), credit card (up to \$300,000 only) or bank cheque made payable to the City of Sydney council. Larger payments to be by direct bank transfer in consultation with the City. Direct debit, personal cheques and company cheques will not be accepted.

- (b) The contribution must not be paid to the City of Sydney until it is accompanied by separate written verification by the City of Sydney of the specific amount payable. In order to obtain such verification, one of the following must be submitted:
 - (i) **For development between \$250,000 and \$3,000,000** – the City of Sydney *Cost Summary Report* must be completed by a suitably qualified person such as the Project Architect or Project Manager and submitted to the City of Sydney together with the copies of the plans the subject of the application for the Construction Certificate. An electronic copy of the *Cost Summary Report* is available from the City's website at www.cityofsydney.nsw.gov.au; or
 - (ii) **For development more than \$3,000,000** – The City of Sydney *Registered Quantity Surveyor's Detailed Cost Report* must be completed by a Quantity Surveyor registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate an equivalent qualification and submitted to the City of Sydney together with the copies of the plans the subject of the application for the Construction Certificate. An electronic copy of the *Registered Quantity Surveyor's Detailed Cost Report* is available from the City's website at www.cityofsydney.nsw.gov.au.
- (c) The Council will consider the documentation submitted under subclause (b) and determine the cost of the proposed development having regard to the information submitted and to such other matters as it considers appropriate and will notify the Registered Certifier accordingly.
- (d) The development cost is to be determined in accordance with Section 2.3 of the Central Sydney Development Contributions Plan 2020, located in the version in force at the date of the grant of this consent.

Please contact Council's Planning Administration staff at Planningsystemsadmin@cityofsydney.nsw.gov.au to request a written Statement of Contributions Owing, prior to payment.

Reason

To ensure development contributions are paid to support the provision of public facilities, amenities, and services in Central Sydney.

(3) GENERAL HERITAGE

- (a) The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing building which is listed as a Heritage Item.
- (b) The fabric and features to be retained by the proposal must be properly protected during the process of demolition and construction. The protection measures are to be specified in the construction management plan.
- (c) All conservation and adaptation works are to be in accordance with the Articles of the Australian ICOMOS Burra Charter 2013.

- (d) New services are to be installed with minimal impact to heritage fabric and significant spaces. Where possible new services are to use existing service runs.
- (e) Appropriately qualified tradespersons are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed scope of works.

Reason

To ensure that the development does not result in adverse heritage impacts.

(4) REPAIRS AND WORKS FOR MAKING GOOD

All new repairs and works for making good of existing building fabric are to be carried out on a like for like basis and match the existing in terms of materials, colours, finishes, sizes, profile and properties.

Reason

To ensure repairs and works for making good are appropriate.

(5) SIGNAGE GENERAL REQUIREMENTS

The design of the approved signage must comply with the following:

- (a) The signage is not to contain highly reflective materials, colours and finishes.
- (b) The signage is not to incorporate sound, vibration, odour and other emissions.

Reason

To ensure signage is designed in accordance with Council's DCP.

(6) ERECTION OF SIGNAGE

The signage is to be erected in a secure manner to ensure safety and its installation is not to involve measures that would cause irreversible damage to the building.

Reason

To ensure signage installed does not cause irreversible damage to the building.

(7) SIGN ILLUMINATION

- (a) At no time is the intensity, period of intermittency and hours of illumination of the sign to cause objectionable glare or injury to the amenity of the neighbourhood and as such must be designed, installed and used in accordance with the latest edition of AS/NZS 4282.
- (b) The sign(s) must not flash. Signs with flashing, chasing, pulsating or flickering lights are not permitted.

- (c) The maximum night-time luminance of any sign is not to exceed 300 cd/sqm.
- (d) Upward facing light sources onto the signage is not permitted.

Reason

To ensure signage illumination is designed in accordance with the Australian Standards and Council's DCP.

(8) WASTE AND RECYCLING MANAGEMENT - GENERAL

The proposal must comply with the relevant provisions of the Sydney Development Control Plan 2012 and Council's *Guidelines for Waste Management in New Developments 2018*, which requires facilities to promote the safe and efficient storage, separation, collection and handling of waste to maximise resource recovery.

Reason

To ensure that waste and recycling is appropriately managed throughout all phases of the development.

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

(9) APPROVED ACOUSTIC REPORT

The PWNA Report dated 16 October 2025, ref 250607, titled Licensed Venue, 11 Bridge Street Sydney, Acoustic Report (Council TRIM Ref: 2025/777637) is approved.

Where there is a conflict between the approved acoustic report and this development consent, this consent prevails.

Reason

To specify an acoustic report for reference in other noise control conditions.

(10) BUILDING WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE – HERITAGE BUILDINGS OR BUILDINGS WITHIN CONSERVATION AREA

Any building works required to ensure compliance with the NCC (previously known as BCA) or new building standards not specified in the submitted/approved plan must not damage existing fabric and building features. If such upgrading works have impact or potentially have impact on existing fabric and features, details of the works must be submitted and approved by Council's Area Coordinator Planning Assessments / Area Planning Manager prior to issue of any Construction Certificate.

Reason

To ensure an appropriate heritage outcome.

(11) HERITAGE CONSERVATION WORKS – OTHER BUILDING

- (a) Prior to the issue of the Construction Certificate, a schedule of conservation works to be undertaken concurrently with the works is to be submitted to Council's Urban Design and Heritage Manager for approval.
- (b) The schedule is to detail the conservation work to heritage fabric in the proposed fitout area, including the cleaning and repainting of existing door and window joinery, wall skirtings, ceilings and cast iron columns and the retention and protection of the original timber floorboards, picture rails and skirting.
- (c) The schedule is to be supported by outline specifications, methodologies and detailed architectural sections, elevations and plans at 1:20 and 1:5 scales. The details should incorporate any structural and/or building services design for the building.
- (d) The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing building. Any departure from approved plans requiring additional demolition/chasing of significant fabric is to be discussed with City of Sydney Heritage Specialists for acceptance.

- (e) All conservation and adaptation works are to be in accordance with the Articles of the Australian ICOMOS Burra Charter 2013. Appropriately qualified contractors and tradespersons are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed scope of works within the heritage building.

Reason

To ensure the carrying out of appropriate heritage conservation works.

(12) PREPARATION OF CONSTRUCTION AND FIT OUT PLANS FOR FOOD AND DRINK PREMISES

- (a) Prior to the issue of a Construction Certificate, detailed plans of all food and beverage preparation, serving and storage areas (including for perishable stock, waste, chemicals and personal belongings) must be prepared by a suitably qualified person in accordance with the following and submitted to and approved by Council:
 - (i) Food Standards Code (Australia) and Food Safety Standard 3.2.3 – Food Premises and Equipment.
 - (ii) Food Act 2003 and Food Regulation 2015.
 - (iii) Australian Standard 4674 - 2004 – Design, Construction and Fit-out of Food Premises.
 - (iv) Plumbing Code of Australia and Australian Standard/New Zealand Standard AS/NZS 3500 series on Plumbing and Drainage.
 - (v) Sydney Water commercial trade wastewater requirements for food premises, and
 - (vi) Any relevant Water Services Association of Australia codes of practice guidelines, policies and requirements.

Note: Codes, standards, regulations and requirement listed above must refer to editions in force on the date of determination.

Reason

To ensure detailed construction and fit out plans are submitted which comply with the relevant standards prior to the issue of a Construction Certificate.

(13) MECHANICAL VENTILATION

- (a) The premises must be ventilated in accordance with the *Building Code of Australia* and *AS1668.1 and AS1668.2 - The Use of Ventilation and Air-conditioning in Buildings - Mechanical Ventilation in Buildings*.

- (b) Details of any mechanical ventilation and/or air conditioning system complying with *AS1668.1 and AS1668.2 - The Use of Ventilation and Air-conditioning in Buildings - Mechanical Ventilation in Buildings*, the *Building Code of Australia* and relevant Australian Standards must be prepared and certified in accordance with Clause A5.2(1)(e) of the *Building Code of Australia*, to the satisfaction of the Registered Certifier prior to the issue of a Construction Certificate.
- (c) Prior to issue of any Occupation Certificate and following the completion, installation, and testing of all the mechanical ventilation systems, a Mechanical Ventilation Certificate of Completion and Performance in accordance with Clause A5.2(1)(e) of the *Building Code of Australia*, must be submitted to the Principal Certifier.

Reason

To ensure the ventilation complies with relevant standards.

(14) MECHANICAL VENTILATION – ADDITIONAL ODOUR AND SMOKE CONTROLS

A Professional Engineer (as defined in Volume One of the National Construction Code) (previously known as Building Code of Australia) must:

- (a) Prior to the issue of a Construction Certificate, specify filtration and odour control systems as part of the proposed mechanical ventilation design and drawings (including specifications of the proposed mechanical kitchen exhaust ventilation system) to ensure that exhaust air can be discharged to the atmosphere in accordance with *AS1668.2 - The Use of Ventilation and Air-conditioning in Buildings – Mechanical Ventilation in Buildings*, and will not cause a danger or a nuisance to occupants within the building, occupants of neighbouring buildings or members of the public; and
- (b) Certify the design in accordance with the *National Construction Code (previously known as Building Code of Australia)* and *AS1668.2 - The Use of Mechanical Ventilation and Air conditioning in Buildings*; and
- (c) Prior to the issue of any Occupation Certificate inspect the mechanical ventilation and filtration/odour control systems and certify that the system/s have been installed to the approved design; and
- (d) Certify the satisfactory performance of the installed system/s.

Reason

To protect the amenity of the surrounding area.

(15) WASTE AND RECYCLING MANAGEMENT – COMMERCIAL

The Operational Waste Management Plan dated 11 November 2025 (Council TRIM Ref: 2025/777671) accompanying the Development Application has been approved by this consent responsive to architectural plans Issue A and dated 22/10/2025. Should the architectural plans be updated with a change in the Gross Floor Area or modifications to the waste storage area/layout, an updated Operational Waste Management Plan is to be submitted to Council's City Cleansing & Resource Recovery Unit and approved by Council's Area Planning Manager prior to the issue of a **Construction Certificate**.

Reason

To document agreed waste management facilities and arrangements and ensure good waste management outcomes.

(16) WASTE INFRASTRUCTURE – COMMERCIAL

- (a) Prior to the issue of **Construction Certificate**, detailed plans, and specifications for the construction of waste management facilities must be submitted for review by Council's City Cleansing & Resource Recovery Unit and approved by Council's Area Planning Manager. The waste management facilities to be provided are to be responsive to Council's controls, policies, and guidelines, including but not limited to:
 - (i) Waste and recycling stream(s) storage area(s) to be designed and constructed in accordance with Reference D of *Council's Guidelines for Waste Management in New Developments*. Floors to be waterproofed across all intersections that extend a minimum of 1200mm high on the walls.

Reason

To allow for the safe and hygienic storage and collection of waste and recycling from the use of the building.

DURING BUILDING WORK

(17) USE OF HERITAGE CONSULTANT – MINOR DEVELOPMENT

- (a) A heritage consultant experienced in heritage restoration and renovation works is to be commissioned to work with the consultant team throughout the design development, contract documentation and construction stages of the project. The heritage consultant is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage consultant is to be provided with full access to the site and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project. Evidence and details of the above commission on the above terms are to be submitted to Council's Area Coordinator Planning Assessments / Area Planning Manager prior to commencement of work on site.
- (b) The heritage consultant must sign off the completed project and submit a final report to Council's Area Coordinator Planning Assessments / Area Planning Manager specifying how the heritage conditions are satisfied prior to the issue of any Occupation Certificate or the commencement of the use, whichever is earlier.

Reason

To ensure that the implementation of the approved development is carried out in a manner that does not have adverse heritage impacts.

(18) HOURS OF WORK AND NOISE – CBD

The hours of construction and work on the development must be as follows:

- (a) All work, including demolition, excavation and building work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 7.00pm on Mondays to Fridays, inclusive, and 7.00am and 5.00pm on Saturdays, and no work must be carried out on Sundays or public holidays.
- (b) All work, including demolition, excavation and building work must comply with the City of Sydney Code of Practice for Construction Hours/Noise 1992 and Australian Standard 2436-2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites.
- (c) Notwithstanding the above, the use of a crane for special operations, including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on-street use of mobile cranes outside of above hours can occur, subject to a separate application being submitted to and approved by Council under Section 68 of the Local Government Act 1993 and Sections 138/139 of the Roads Act 1993.

Note: Works may be undertaken outside of hours, where it is required to avoid the loss of life, damage to property, to prevent environmental harm and/or to avoid structural damage to the building. Written approval must be given by the Construction Regulation Team, prior to works proceeding.

The *City of Sydney Code of Practice for Construction Hours/Noise 1992* allows extended working hours subject to the approval of an application in accordance with the Code and under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

Note: Refer also to the City's 'Code of Practice: Hoisting and Construction Activities On and Above Roads' for further information.

Reason

To protect the amenity of the surrounding area.

(19) COVERING OF LOADS

All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.

Note: Refer to the City's 'Code of Practice: Hoisting and Construction Activities On and Above Roads' for further information and requirements.

Reason

To ensure loads are managed appropriately and do not impact local amenity.

(20) LOADING AND UNLOADING DURING CONSTRUCTION

The following requirements apply:

- (a) All loading and unloading associated with construction activity must be accommodated on site, where possible.
- (b) If, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.
- (c) A Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.
- (d) Where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate application under Section 68 of the Local Government Act 1993 and Sections 138/139 of the Roads Act 1993 must be submitted to and approved by Council.

Note: Refer also to the City's 'Code of Practice: Hoisting and Construction Activities On and Above Roads' for further information.

Reason

To protect the amenity of the public domain.

(21) NO OBSTRUCTION OF PUBLIC WAY

Unless otherwise approved by Council, the public way must not be obstructed by any materials, vehicles, waste receptacles, skip-bins or the like. Non-compliance with this requirement may result in the issue of a notice by Council to stop all work on the site.

Note: Refer to the City's 'Code of Practice: Hoisting and Construction Activities On and Above Roads' for further information.

Reason

To protect the amenity of the public domain.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

(22) WASTE AND RECYCLING MANAGEMENT - COMMERCIAL

Prior to the issue of an **Occupation Certificate**, the Principal Certifier is to ensure all waste management, collection, loading and supporting infrastructure is provided in accordance with the stamped plans, approved Operational Waste Management Plan and specifications approved at the Construction Certificate.

Reason

To ensure all on-site infrastructure has been provided to support scheduled collections responsive to the Council endorsed OWMP and requirements of the Guidelines for waste management in new developments 2018.

(23) NOTIFICATION OF CONDUCT OF FOOD BUSINESS

Prior to the issue of an Occupation Certificate, Council must be notified of the food business in accordance with the NSW Food Act 2003 and the Australia New Zealand Food Standards Code – 3.2.2 – Food Safety Practices and General Requirements.

Reason

To enable Council to ensure compliance with the consent when the business is operating.

OCCUPATION AND ONGOING USE

(24) OCCUPATION CERTIFICATE TO BE SUBMITTED

An Occupation Certificate must be obtained from the Principal Certifier and a copy submitted to Council prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.

Reason

To ensure the site is authorised for occupation.

(25) TRADING HOURS - SENSITIVE USES

The trading hours are regulated as follows:

- (a) The permitted trading hours are restricted to between 10.00am and 12.00am midnight, Monday to Sunday.
- (b) Notwithstanding (a) above, the premises may trade between 12.00am midnight and 2.00am (the following day) for a trial period of two (2) years from the date of issue of the Occupation Certificate.
- (c) Should the operator seek to continue the extended operating hours outlined in (b) above, an application must be lodged with Council within 30 days before the end of the trial period. Council's consideration of a proposed continuation and/or extension of the hours permitted by the trial will be based on, among other things, the performance of the operator in relation to the compliance with development consent conditions, any substantiated complaints received and any views expressed by NSW Police and Liquor & Gaming.

Reason

To ensure the premises trades within the approved trading hours.

(26) MAXIMUM CAPACITY OF PERSONS

- (a) The maximum number of persons (including staff, patrons and performers) permitted in the premises at any one time is 160 persons.
- (b) The manager is responsible for ensuring that the number of persons in the premises does not exceed that specified above.
- (c) A sign in letters not less than 25mm in height must be fixed at the main entry point to the premises stating the maximum number of persons, as specified in the development consent, that are permitted in the premises.

Reason

To ensure the premises can safely accommodate patrons, staff and performers and safeguard the amenity of the surrounding neighbourhood.

(27) PLAN OF MANAGEMENT

The use must always be operated / managed in accordance with the Plan of Management prepared by Planning Lab, dated 12 January 2026, Version 2, titled 'Plan of Management Licensed Bar, 5-11 Bridge Street, Sydney' (Council TRIM Ref: 2026/069936). In the event of any inconsistency, the conditions of this consent will prevail over the Plan of Management.

The Plan of Management can be revised at any time through the submission of a Section 4.55 modification application.

Reason

To ensure all parties are aware of the approved supporting documentation that applies to the development.

(28) NEIGHBOURHOOD AMENITY

Management must ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood.

Reason

To safeguard the amenity of the surrounding neighbourhood.

(29) SECURITY – LICENSED PREMISES

Security is to be provided at any time and in any manner specified in the approved Plan of Management.

Reason

To ensure the safety and security of staff, patrons and the surrounding neighbourhood is adequately monitored and maintained.

(30) NOISE FROM ENTERTAINMENT ACTIVITIES

During ongoing use of the premises, the cumulative emission of noise from any entertainment activities must comply with Requirement 3, *NOISE FROM ENTERTAINMENT ACTIVITIES*, as specified in the City of Sydney – Environmental Noise Technical Requirements, dated October 2025.

Reason

To protect the acoustic amenity of surrounding properties.

(31) COMMERCIAL AND INDUSTRIAL DEVELOPMENT NOISE

During ongoing use of the premises, the cumulative emission of noise from commercial and industrial activities must comply with Requirement 4 – *NOISE FROM COMMERCIAL AND INDUSTRIAL ACTIVITIES*, as specified in the City of Sydney – Environmental Noise Technical Requirements, dated October 2025.

Reason

To protect the acoustic amenity of surrounding properties.

(32) MANAGING NOISE

The premises must be operated and managed in accordance with the approved acoustic report for this consent.

All physical aspects of the building's structure must be installed to meet performance parameters in accordance with this condition, and requirements of this consent, must be maintained and correctly used at all times. Where there is a conflict with the approved acoustic report and a requirement of this development consent, this consent prevails.

Reason

To protect the amenity of the local area.

(33) GLASS CRUSHER

All glass bottles and other glass waste must be reduced to glass shards (by way of a glass crusher located inside the premises) prior to the removal of such waste from the premises.

Reason

To safeguard the amenity of the surrounding neighbourhood.

(34) SCHEDULED COLLECTIONS – COMMERCIAL

- (a) Commercial waste collection arrangement(s) are to be conducted in accordance with the approved Operational Waste Management Plan, Council's *Guidelines for Waste Management in New Developments*, the City of Sydney's DCP, the developments Conditions of Consent and Local Approvals Policy for *Managing Waste in Public Places*.
- (b) In accordance with the approved waste management plan, waste and recycling stream(s) bins must not be placed on the street for collection. Waste collection will occur within the site at all times. Unimpeded access must be provided to the waste and recycling stream(s) storage area(s) at all times.
- (c) Unobstructed access is to be provided for waste collection vehicles to set down within 10m of the waste storage and collection area(s) during zone collection times on collection days.
- (d) The collection of waste and recycling stream(s) is to only occur during designated zone collection times outlined within the Local Approvals Policy for *Managing Waste in Public Places* to minimise impacts to residential amenity.

Reason

To minimise the impacts on amenity and safety caused by the presentation and collection of commercial waste.

(35) MECHANICAL VENTILATION – CLEANING AND MAINTENANCE PLAN

The operation of any mechanical ventilation system that has incorporated pollution control equipment for the purpose of treating air impurities, including smoke and odour emissions must comply with the following:

- (a) A Cleaning and Maintenance Plan is to be provided to and approved by Council in writing prior to implementation.
- (b) The approved Cleaning and Maintenance Plan of Management must be implemented during use of the premises.
- (c) All pollution control equipment must be cleaned and maintained in good working order and good repair and in accordance with any manufacturer's instructions.

Changes to the approved Cleaning and Maintenance Plan of Management can be made in consultation with Council and must be approved by Council in writing prior to implementation.

Reason

To ensure the mechanical ventilation complies with relevant standards and to protect the amenity of the surrounding area.

SCHEDULE 2

GENERAL TERMS OF APPROVAL

The General Terms of Approval for Integrated Development as advised by the delegate of the Heritage Council of NSW (the Heritage Council), are as follows:

(36) APPROVED DEVELOPMENT

Development must be in accordance with:

- (a) Architectural drawings *Vito's 5-11 Bridge Street*, prepared by *Design Madgwick*, as listed in the table below:

Drawing No.	Description	Date	Rev
D101	Lower level – Demolition Plan	22/10/25	A
D102	Lower Level – Heritage Conservation Plan	22/10/25	A
D103	Lower Level – Proposed Plan	22/10/25	A
D105	Lower Level – Floor Finish Plan	22/10/25	A
D106	Lower Level -RCP Inc AV	22/10/25	A
D121	Mezzanine – Demolition Plan	22/10/25	A
D122	Mezzanine – Heritage Conservation Plan	22/10/25	A
D123	Mezzanine Level – Proposed Plan	22/10/25	A
D125	Mezzanine Level – Floor Finish Plan	22/10/25	A
D126	Mezzanine Level – RCP Inc AV	22/10/25	A
D300	Part Plan – Raised Dining West 01	22/10/25	A
D301	Part Plan – Raised Dining West 02	22/10/25	A
D302	Part Plan – Raised Dining East 01	22/10/25	A
D303	Part Plan – Raised Dining East 02	22/10/25	A
D304	Part Plan – Raised Dining East 03	22/10/25	A
D306	Part Plan – Stained Glass to Lightwell	22/10/25	A
D307	Part Plan – Stained Glass Detail	22/10/25	A
D308	Part Plan – Entry Vestibule	22/10/25	A
D310	Part Plan – Lower Bar 01	22/10/25	A
D311	Part Plan – Lower Bar 02	22/10/25	A
D312	Part Plan – Lower Bar Balustrade	22/10/25	A
D313	Part Plan – Corridor & Kitchen Pass	22/10/25	A
D315	Part Plan - Stairwell	22/10/25	A
D320	Part Plan – Mezzanine 01	22/10/25	A
D321	Part Plan – Mezzanine 02	22/10/25	A
D322	Part Plan – Mezzanine 03	22/10/25	A

D325	Part Plan – Mezzanine 04	22/10/25	A
D500	Schedule - Signage	22/10/25	A

- (b) *Heritage Impact Statement 7-11 Bridge Street Sydney* prepared by Urbis dated November 2025.

EXCEPT AS AMENDED by the following conditions of this approval

(37) HERITAGE DETAILS

- (a) Raised floors at the ground floor dining area

The structure/framing of the raised floor must be of lightweight construction by using timber or metal. Original timber floorboards under the existing floating floor must be retained and not damaged by the addition.

- (b) New tiled flooring

Original timber floorboards under the existing floating floor must be retained and not damaged by the addition.

- (c) Wall skirting

All existing wall skirting joinery must be retained, including those on the wall to be concealed in the raised floor areas. Existing skirting on the mechanical housing joinery at the northern part of the interior is to be salvaged and reused for new wall skirting.

- (d) Separation of the mezzanine level from the rear windows

The existing separation of the mezzanine floor's southern edge from the rear (south facing) windows must be retained and not infilled.

- (e) Southern window of the light-well

The existing southern window at the eastern lightwell, including its architraves must be retained, though stained coloured glazing or plasterboard lining may be added.

Above details are to be specified or annotated on the plans in the follow-up S60 application.

Reason

To ensure significant fabric is retained and not damaged.

(38) MINIMISING HERITAGE IMPACT

The proposed works including new services are to be designed and carried out in a manner that minimizes demolition, alterations, and new penetrations/fixings to the significant fabric of the existing heritage building. New services are to be installed with minimal impact on heritage fabric and significant spaces. Where possible new services are to use existing service runs. Repairs and materials for making good are to match existing materials and details.

Reason

To ensure the development does not result in adverse heritage impacts.

(39) PHOTOGRAPHIC ARCHIVAL RECORDING

A photographic archival recording of the tenancy space in particular the heritage fabric and features within must be prepared prior to the commencement of works/ during works/ at the completion of works. This recording must be in accordance with the Department of Climate Change, Energy, the Environment and Water publication "*Guidelines for preparing recordings of heritage items as a condition of consent (2025)*." The digital copy of the archival record must be provided to the City of Sydney prior to the issue of an Occupation Certificate.

Reason

To capture the condition and appearance of the place prior to, and during, modification of the site which impacts significant fabric.

(40) HERITAGE CONSULTANT

A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason

So appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

(41) SPECIALIST TRADESPERSONS

All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

Reason

So that the construction, conservation and repair of significant fabric follows best heritage practice.

(42) SITE PROTECTION

Significant built and landscape elements are to be protected from potential damage during site preparation and works. Protection systems must ensure significant fabric, including landscape elements, are not damaged or removed.

Reason

To ensure significant fabric including vegetation is protected during construction.

(43) COMPLIANCE

If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with the conditions of consent.

Reason

To ensure that the proposed works are completed as approved.

(44) SECTION 60 APPLICATION

An application under section 60 of the *Heritage Act 1977* must be submitted to the City of Sydney, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

Reason

To meet legislative requirements.

Advice

Section 148 of the *Heritage Act 1977* (the Act) allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

SCHEDULE 3

PRESCRIBED CONDITIONS

The applicant must comply with all relevant conditions contained in Part 4, Division 2, Subdivision 1 of the *Environmental Planning and Assessment Regulation 2021* which apply to the development:

- Clause 69 Compliance with National Construction Code (previously known as Building Code of Australia) and insurance requirements under the Home Building Act 1989
- Clause 70 Erection of signs
- Clause 71 Notification of Home Building Act 1989 requirements
- Clause 72 Conditions relating to entertainment venues
- Clause 73 Conditions relating to maximum capacity signage
- Clause 74 Conditions relating to shoring and adequacy of adjoining property

Refer to the NSW State legislation for full text of the clauses under Part 4, Division 2, Subdivision 1 of the *Environmental Planning and Assessment Regulation 2021*. This can be accessed at: <http://www.legislation.nsw.gov.au>

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](https://www.planning.nsw.gov.au/sites/default/files/2023-07/condition-of-consent-advisory-note.pdf). <https://www.planning.nsw.gov.au/sites/default/files/2023-07/condition-of-consent-advisory-note.pdf> The consent should be read together with the *Conditions of development consent advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means the City of Sydney.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel means the City of Sydney Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:
the collection of stormwater,
the reuse of stormwater,
the detention of stormwater,
the controlled release of stormwater, and
connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.